



## REPORT/RECOMMENDATION

<b>To:</b> City Council	<b>Agenda Item</b> <u>Item No. IV. J.</u>
<b>From:</b> John Keprios, Director  Parks & Recreation Department	<input checked="checked" type="checkbox"/> <b>Action</b>  <input type="checkbox"/> <b>Discussion</b>
<b>Date:</b> August 21, 2012	<input type="checkbox"/> <b>Information</b>
<b>Subject:</b> RJM Construction Management Services Contract	

### ACTION REQUESTED:

Staff recommends approval of the proposal from RJM Construction to provide professional construction management services for the Braemar Golf Dome project. RJM's fee proposal offers a construction management services fee of 2.85% of the total construction cost of the project. Reimbursable general conditions are proposed at a not-to-exceed amount of \$21,183 per month.

### INFORMATION/BACKGROUND:

Our Braemar Golf Dome replacement professional consulting team of Cunningham Group and Anderson/Johnson Associates is recommending that the City of Edina hire a professional construction manager because it will result in significant savings and expedite the construction process. Our consulting team highly recommends RJM Construction for this task based on their previous experience.

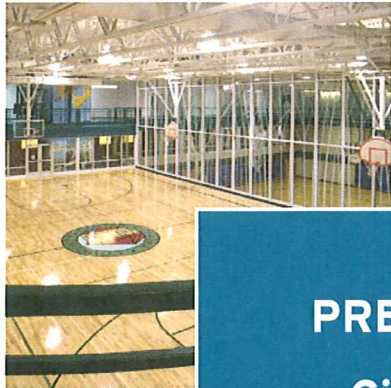
RJM provided construction management services and worked closely with Cunningham Group on the \$4.5 million Maple Grove multi-purpose sports dome. RJM also served as construction manager on the \$14.7 million Eden Prairie Community Center project, plus

the Coon Rapids Ice Center, Chaska Community Center and Elk River Community Center.

The proposed preconstruction and construction services are shown in the attached proposal. The proposed fee is in keeping with industry standards.

**ATTACHMENT:**

- A. RJM Professional Services Proposal



**PREPARED FOR**  
**City of Edina**  
**Braemar Golf Dome**  
**Replacement**

**August 10, 2012**



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**RJMCONSTRUCTION.COM**





August 10, 2012

John Keprios  
Parks & Recreation Director  
City of Edina  
4801 West 50<sup>th</sup> Street  
Edina, MN 55424

Dear Mr. Keprios,

RJM Construction is pleased to present a Construction Management At Risk fee proposal to the City of Edina for the Braemar Golf Dome Replacement project.

We understand that our role will be providing preconstruction and construction phase services. This would include project budgeting, constructability review, schedule management, bidding strategy/administration and leading the construction process for the replacement of the golf dome and adjacent support building renovation. We look forward to working together with the City of Edina as a team to deliver the project goals.

To RJM Construction, building a structure is not merely a succession of steps: a continuum of tasks, resulting in a box. We believe that "a building is not just a place to be. It is a way to be." In delivering that belief we look beyond the expressed wants and needs of the City of Edina. We visualize your desire. We think about the bigger picture, how the project impacts the City's use. With efficient competence we let our thinking anticipate, resolve, create, enhance, and do whatever it takes to deliver on the vision not represented on the blueprint.

We will best meet the City of Edina's goals and needs because of the following:

- We have extensive experience providing our construction management services to Minnesota municipalities. There is no learning curve with RJM and we are prepared to immediately add value to the team.
- We specialize in recreational facilities and have most recently completed such projects as the new Maple Grove Sports Dome.
- We have experience in fast-tracked projects and can work with the team to establish a plan to create specialized bid packages that facilitates expedited construction.

Our dedication goes beyond the box which makes us more than a construction company. RJM prides itself on thinking outside the structure. Through smart, sophisticated, strategic thinking we will complete your project and deliver a rewarding construction experience that will stand the test of time.

If you should have any questions regarding our proposal, don't hesitate to contact me at 612-919-3538.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Recker'.

Brian Recker  
Senior Vice President

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## TEAM RESUMES



## TEAM RESUMES

### BRIAN RECKER

#### PROJECT PRINCIPAL

E BRIAN.RECKER@RJMCONSTRUCTION.COM PH 952-837-8636



#### RESPONSIBILITIES

Brian Recker graduated in 1992 with a Structural Engineering degree from the University of Minnesota, at which time he entered the commercial construction industry. He has had the pleasure of completing projects in a variety of markets such as public, community, religious, education, industrial, office and aquatic.

Brian leads RJM Construction's public and community market, specializing in both Construction Management-Agency and Construction Management-at Risk delivery methods, which have been utilized by cities and non-profit agencies throughout Minnesota.

As the project lead for RJM's Construction Management projects, he is responsible for all pre-construction services, contract administration, budget management and project schedule. He composes all contractor work scope bid packages and administers the bidding and award process.

Brian remains the direct project contact for the project team throughout the entire construction process, from project conception to project completion.

#### EXPERIENCE

CITY OF CHANHASSEN  
PUBLIC WORKS FACILITY  
Chanhassen, Minnesota

CITY OF ELK RIVER  
PUBLIC WORKS FACILITY  
Elk River, Minnesota

CITY OF MEDINA  
PUBLIC WORKS FACILITY  
Medina, Minnesota

CITY OF COON RAPIDS  
ICE ARENA  
Coon Rapids, Minnesota

CITY OF ANDOVER  
YMCA COMMUNITY CENTER AND  
ICE ARENA  
Andover, Minnesota

CITY OF EDEN PRAIRIE COMMUNITY  
CENTER AND ICE ARENA  
Eden Prairie, Minnesota

CITY OF ELK RIVER  
COMMUNITY YMCA  
Elk River, Minnesota

CITY OF WORTHINGTON  
COMMUNITY YMCA  
Worthington, Minnesota

CITY OF CHASKA  
SENIOR CENTER  
Chaska, Minnesota

#### CLIENT REFERENCE

Mr. Tim Simon  
CITY OF ELK RIVER  
PH 763-635-1000

Mr. James Dickinson  
CITY OF ANDOVER  
PH 763-767-5110

Mr. Tom Redman  
CITY OF CHASKA  
PH 952-448-3176

#### ARCHITECT REFERENCE

Mr. Jeff Oertel  
OERTEL ARCHITECTS  
PH 651-696-5186

Mr. Greg Fenton  
BWBR ARCHITECTS  
PH 651-290-1877

Mr. Mark Wentzell  
292 DESIGN GROUP  
PH 763-533-3813

#### EDUCATION

Bachelor of Science Degree  
Civil Engineering - 1992  
University of Minnesota  
Masters in Business Administration  
2004 U of M, Carlson School of  
Management





## TEAM RESUMES

### TED BECKMAN, LEED AP

#### CHIEF ESTIMATOR

E TED.BECKMAN@RJMCONSTRUCTION.COM PH 952-837-8615



#### RESPONSIBILITIES

As the Chief Estimator, Ted works closely with the team to provide accurate budgets from conceptual and schematic plan phases up through establishing the Guaranteed Maximum Price. Ted has worked with a variety of clients and architects on both new construction and remodels; including retail, office, housing, community centers, health care and education facilities

Ted can provide schematic cost details to the team in relation to the building's sustainability objectives. His familiarity with the evaluation of "Green Building" and LEED design/decisions on numerous projects, particularly the recent registrations of the Crosstown Medical Building, would be a great asset to the team. As a LEED Accredited Professional, Ted can provide valuable insight on green building concepts and cost impact.

Ted's exceptional communication and organizational skills along with his conceptual estimating ability compliment his role as Chief Estimator, in which he will provide accurate estimates and team leadership through the entire preconstruction process.

#### EXPERIENCE

CITY OF CHANHASSEN  
PUBLIC WORKS FACILITY  
Chanhassen, Minnesota

CITY OF ELK RIVER  
PUBLIC WORKS FACILITY  
Elk River, Minnesota

CITY OF MEDINA  
PUBLIC WORKS FACILITY  
Medina, Minnesota

CITY OF COON RAPIDS  
ICE ARENA  
Coon Rapids, Minnesota

CITY OF MAPLE GROVE  
ICE ARENA ADDITION  
Maple Grove, Minnesota

CITY OF WORTHINGTON  
COMMUNITY YMCA  
Worthington, Minnesota

RIVER VALLEY YMCA  
Prior Lake, Minnesota

#### EDUCATION

Bachelor of Science Degree  
with Emphasis on Construction  
Management - 2000

University of Wisconsin - Stout  
Menomonie, Wisconsin

#### CLIENT REFERENCE

Mr. Troy Simonson  
TWIN CITIES ORTHOPEDICS  
PH 952-512-5639

Mr. Chuck Stifter  
CITY OF MAPLE GROVE  
PH 763-494-6503

Mr. Paul Ziebol  
FAIRVIEW FACILITY SERVICES  
PH 612-273-4338

#### ARCHITECT REFERENCE

Mr. Tom Betti  
292 DESIGN GROUP  
PH 612-747-4330

Mr. Mark Hansen  
MOHAGEN/HANSEN  
PH 952-426-7402

Mr. Victor Pechaty  
HGA  
PH 612-758-4000





## TEAM RESUMES

### PAUL KOLIAS

#### PROJECT EXECUTIVE

E PAUL.KOLIAS@RJMCONSTRUCTION.COM PH 952-893-7593



#### RESPONSIBILITIES

Paul brings over 15 years of experience in project management to his role as Project Executive. This depth of knowledge is invaluable as he offers leadership to clients through project negotiations, design review, site logistics, cost and schedule analysis, contract management and project administration.

Paul's experience has been gained through his involvement with various project types such as recreational, tenant improvements, financial, retail, restaurant, mixed use, major renovation, and new construction work. He is skilled in unique and complicated projects where extensive pre-planning is required to create real project value.

Through his management style that focuses on team building and project communications, Paul has managed and built lasting relationships.

#### EXPERIENCE

CITY OF MEDINA  
PUBLIC WORKS FACILITY  
Medina, Minnesota

CITY OF EDINA  
ICE ARENA EXPANSION  
Edina, Minnesota

BLAISDELL YMCA  
Minneapolis, Minnesota

OPEN ARMS OF MINNESOTA  
Minneapolis, Minnesota

MINNEHAHA ACADEMY  
SOUTH CAMPUS  
Minneapolis, Minnesota

BOSTON SCIENTIFIC  
(MULTIPLE PROJECTS)  
Maple Grove, Minnesota

HAZELDEN FOUNDATION  
(MULTIPLE PROJECTS)  
Minneapolis, Minnesota

#### EDUCATION

Bachelor of Applied Science Degree  
Construction Management  
University of Minnesota  
Minneapolis, Minnesota

#### CLIENT REFERENCE

Mr. Phil Nyvall  
YMCA MINNEAPOLIS  
PH 612-868-9978

Mr. Kevin Ross  
UNIVERSITY OF MINNESOTA  
PH 612-626-8283

Mr. Tom Redman  
CITY OF CHASKA  
PH 952-448-3176

#### ARCHITECT REFERENCE

Mr. Mark Wentzell  
292 DESIGN GROUP  
PH 763-533-3813

Mr. Paul Holmes  
POPE ARCHITECTS  
PH 651-789-1582

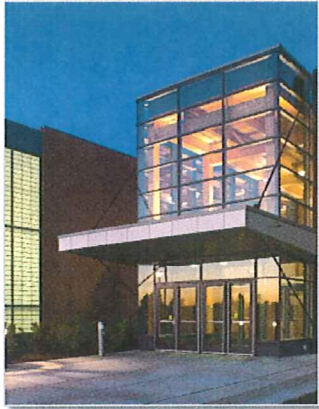
Nick Sperides  
SPERIDES REINERS ARCHITECTS, INC.  
PH 952-996-9662



## FEE PROPOSAL



## FEE PROPOSAL



*"RJM Construction did an outstanding job of coordination to get the Community Center front entrance open before the election so voters were not inconvenienced; three weeks ahead of schedule."*

Terry Just  
City of Maple Grove  
Parks & Recreation Director

There are many facets to a fee proposal and the selection of the right general contractor for your project. We find that although fee varies little from one firm to another, the amount of service, especially during preconstruction, can vary dramatically. Of additional importance is the willingness of the constructor to operate on a 100% open book basis. This is something RJM Construction believes in and practices.

### PRECONSTRUCTION SERVICES

RJM will provide all preconstruction services for the project as outlined below:

- Work with team to assemble a preliminary master project budget.
- Work with team to assemble a comprehensive project schedule which includes pre-construction and construction activities required of the entire project team.
- Provide budget estimates at the end of Design Development and at 95% Construction Drawings.
- Provide value engineering opportunities at each budget phase.
- Perform cost benefits and life cycle analysis and provide value engineering opportunities.
- Develop bidding strategy that is economically advantageous for the project.
- Identify potential bid alternates to be utilized for either project enhancements or to ensure compliance with the project budget.
- Review plans and specifications for consistency and constructability.
- Coordinate preliminary coordination with utility companies and city municipalities and procure required building permits.
- Work with team to prepare all required construction contracts.
- Advertise and coordinate receipt of all public bids.

### CONSTRUCTION SERVICE

RJM will provide all construction services for the project as outlined below:

- Make recommendations to the City of Edina for award of low bidders.
- Prepare and issue contracts for all contractors.
- Schedule and conduct weekly meetings to coordinate activities of the contractors.
- Provide an on-site superintendent to schedule work and monitor quality of work being performed.
- Closely track all project budgets and aggressively scrutinize all cost claims made by contractors.
- Provide an overall project schedule and manage contractors as needed to meet required milestone dates.
- Administer all submittals and RFI's required for the project.
- Conduct a thorough punchlist at substantial completion of construction and efficiently manage the completion of all items.





## FEE PROPOSAL

- Coordinate all systems training by the contractors.
- Collect and provide close-out documents and submit to the City of Edina.

Based upon our years of experience, the complexity of the project and the duration of the project, we respectfully offer a construction services fee of 2.85% of the total construction cost of the project.

### REIMBURSABLE GENERAL CONDITIONS

Once we are able to meet with the team and confirm project scope and anticipated design time an overall project schedule can be established. The following reimbursement costs are shown as a per month basis. These costs represent a not-to-exceed amount per month. Should any savings be realized, they will be returned 100% to the City of Edina.

General Superintendent	\$1,800
Superintendent	\$8,433
Project Manager	\$5,520
Safety Director	\$1,080
General Clean-Up	\$1,400
Trucking/Mobilization	\$500
Pickup Fuel & Oil	\$500
Telephones	\$150
Printing	\$500
Postage	\$300
Internal Equipment Charges	\$1,000
Total Monthly General Conditions	\$21,183

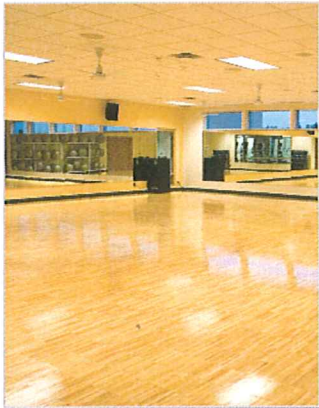
### PROJECT MANAGEMENT PERSONNEL

RJM proposes the following rates for project management personnel, reimbursed as a cost of the work.

Project Executive	\$110/hr
Project Manager	\$90/hr
Chief Estimator	\$125/hr
Administrative Assistant	\$50/hr
General Superintendent	\$82.90/hr
Superintendent	\$77.90/hr
Assistant Superintendent	\$71.90/hr
Safety Director	\$82.90/hr

### PROJECT CONTINGENCY

As the project design develops and a thorough evaluation of the current site conditions can be conducted, RJM will work collaboratively with the City of Edina to develop an agreed upon project contingency.





## PROJECT PROFILES





## MAPLE GROVE MULTIPURPOSE SPORTS DOME

The Maple Grove Athletic Dome consists of a 92,200 SF dome structure and 2,300 permanent support building. The dome contains a state of the art athletic field surface that can be utilized year around with the dome in place or stored away for the summer months. The permanent support building contains gathering space with viewing windows into the dome, restrooms, managers office, and dome entry airlock.

**PROJECT**  
MAPLE GROVE  
MULTIPURPOSE SPORTS DOME

**LOCATION**  
MAPLE GROVE, MN

**VALUE**  
\$4,500,000

**PROJECT ASSIGNMENT**  
CONSTRUCTION MANAGER AT  
RISK

**ARCHITECT**  
CUNNINGHAM GROUP  
ARCHITECTURE





## EDEN PRAIRIE COMMUNITY CENTER

The Eden Prairie Community Center renovation features a new inviting front entrance with an open solarium and a concession area. The facility contains racquetball courts, group fitness studios, new locker rooms and community meeting rooms. The project also included a third ice arena, a baseball stadium, state of the art baseball field and renovations to Birch Lake Park.

**PROJECT**  
EDEN PRAIRIE COMMUNITY  
CENTER

**LOCATION**  
EDEN PRAIRIE, MN

**VALUE**  
\$14,765,000

**PROJECT ASSIGNMENT**  
CONSTRUCTION MANAGER  
AT RISK

**ARCHITECT**  
DELANO ERICKSON  
ARCHITECTS







## ANDOVER/YMCA COMMUNITY CENTER

The Andover/YMCA Community Center project was a joint venture with the City of Andover and the YMCA. RJM Construction served as the Construction Manager for this project. The facility includes an ice arena, a three-court field house, an indoor aquatic park with two pools, an upper-level fitness center and exercise studio and a kids' gymnasium. The building structure utilizes a combination of pre-cast concrete, masonry and exposed wood structure and curtain wall systems.

**PROJECT**  
ANDOVER/YMCA  
COMMUNITY CENTER

**LOCATION**  
ANDOVER, MN

**VALUE**  
\$17,313,000

**PROJECT ASSIGNMENT**  
CONSTRUCTION MANAGER

**ARCHITECT**  
ROZEBOOM MILLER  
ARCHITECTS







## COON RAPIDS ICE CENTER

The Coon Rapids Ice Center facility consists of a full size sheet of ice, locker rooms, concession stand and a second floor mezzanine. Unique to this project is the second refrigerated outdoor rink including dasher boards, lighting and other amenities.

**PROJECT**  
COON RAPIDS ICE CENTER

**LOCATION**  
COON RAPIDS, MN

**VALUE**  
\$10,570,000

**PROJECT ASSIGNMENT**  
CONSTRUCTION MANAGER

**ARCHITECT**  
PERKINS + WILL





## CHASKA COMMUNITY CENTER

The Chaska Community Center was a particularly exciting and challenging opportunity for RJM. The project involved adding an additional floor inside the existing facility, while it continued to operate. The renovation provides the Chaska community with a comprehensive wellness center that demonstrates how great design can maximize the use of existing space.

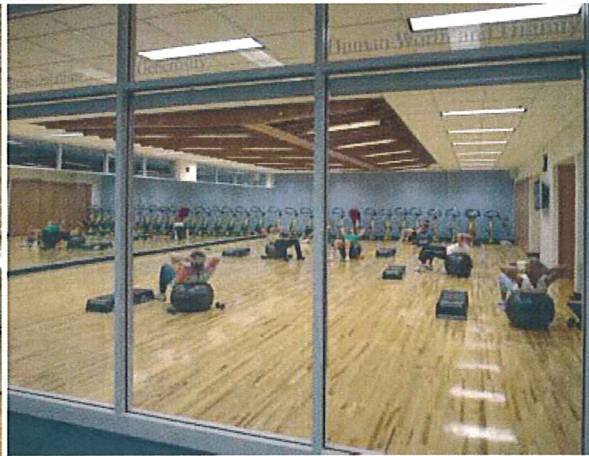
**PROJECT**  
CHASKA COMMUNITY  
CENTER

**LOCATION**  
CHASKA, MN

**VALUE**  
\$1,234,000

**PROJECT ASSIGNMENT**  
CONSTRUCTION MANAGER

**ARCHITECT**  
292 DESIGN GROUP







## ELK RIVER COMMUNITY CENTER

The Elk River Community YMCA incorporates precast, masonry and glass to make it a striking new facility. Included are a lap pool, activities pool, splash pad, water features and water slides. In addition, a gymnasium and community room were also built.

**PROJECT**  
ELK RIVER  
COMMUNITY CENTER

**LOCATION**  
ELK RIVER, MN

**VALUE**  
\$10,926,000

**PROJECT ASSIGNMENT**  
CONSTRUCTION MANAGER  
AT RISK

**ARCHITECT**  
BWBR ARCHITECTS





CONSTRUCTION

[RJMCONSTRUCTION.COM](http://RJMCONSTRUCTION.COM)

OUTSIDE STRUCTURE